

  
20180201000034680 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
02/01/2018 03:08:06 PM FILED/CERT

**PROPERTY ADDRESS:**

160 Mullins Drive  
Helena, AL 35080  
*[Accuracy of address is not warranted]*

**SEND TAX NOTICE TO:**

Shelby Land Company, LLC  
Attn: Mr. William M. Shores  
160 Mullins Drive  
Helena, AL 35244

**THIS INSTRUMENT WAS PREPARED BY:**

Sylvion S. Moss, Esq.  
Galloway, Scott, Moss & Hancock, LLC  
2200 Woodcrest Place, Suite 310  
Birmingham, AL 35209  
205.949.5580

**WARRANTY DEED**

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STATE OF ALABAMA    )  
                                  :  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS:**

THAT in consideration of the sum of ONE HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$150,000.00) in hand paid by the Grantee herein, the receipt, adequacy and sufficiency which is hereby acknowledged pursuant to the Purchase and Sale Agreement dated May 22, 2017, **PELTOWN REALTY, LLP, an Alabama limited liability partnership**, whose mailing address is P. O. Box 130369, Birmingham, AL 35213 (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **SHELBY LAND COMPANY, LLC, an Alabama limited liability company**, whose mailing address is 160 Mullins Drive, Helena, AL 35080 (herein referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:

**Legal Description:**

A part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said quarter-quarter section and run in a Westerly direction along the South boundary for 352.49 feet to the point of beginning of tract herein described; thence continuing Westerly along the South boundary for 518.90 feet; thence turn an angle of 90 degrees, 19 minutes to the right in a Northerly direction 373.35 feet to the South boundary of County Road right of way; thence turning an angle of 77 degrees, 18 minutes to the right in a Northeasterly direction 365.73 feet to the point of intersection of two County Road

rights of ways, said point being on arc of a curve turning to the left in a Southerly direction and having a radius of 5754.58 feet, said arc being subtended by a central angle of 2 degrees, 39 minutes, 16 seconds and having a chord of 266.55 feet in length, said chord forming an angle of 83 degrees, 09 minutes, 38 seconds to the right from last mentioned course having a length of 365.73 feet; thence along said arc of said curve 266.58 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is the West boundary of a County Road right of way 45.27 feet to the point of beginning of a curve turning to the right in a Southerly direction and having a radius of 4749.69 feet, said arc being subtended by a central angle of 1 degree, 40 minutes and having a chord of 138.16 feet in length; thence along said arc of said curve 138.16 feet which is the West boundary of said right of way to the point of intersection with a straight line tangent to said arc, thence continuing said straight line 29.10 feet to the point of beginning.

LESS AND EXCEPT the following parcel:

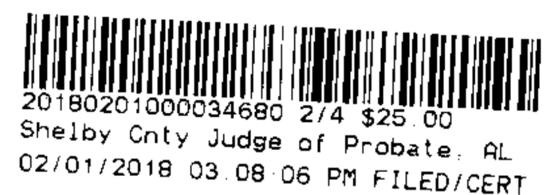
A part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Westerly along the South line of said quarter-quarter a distance of 352.49 feet to a point on the West right of way line of a public road (Mullins Drive) and the point of beginning of the Property being herewith described; thence continue along last described course a distance of 518.90 feet to a point; thence turn an angle of 90 degrees, 19 minutes, 0 seconds to the right and run Northerly a distance of 123.00 feet to a point; thence turn an angle of 78 degrees, 18 minutes, 09 seconds to the right and run Northeasterly a distance of 452.18 feet to a point on the West right of way line of same public road (Mullins Drive); thence turn an angle of 81 degrees, 55 minutes, 20 seconds right to chord and run Southeasterly along said right of way line a chord distance of 225.00 feet to the point of beginning.

Tax Parcel ID #13-5-15-4-001-025.000

**SUBJECT TO:**

1. Ad Valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
2. Easement recorded in Book 2000, Page 4815 and Book 2000, Page 5901, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company and Plantation Pipe Line Company as



referenced in Deed Book 250, Page 222 and Real 322, Page 586, in the Probate Office of Shelby County, Alabama.

4. Less and except any portion of the property lying within a road right of way.

PELTOWN REALTY, LLP is one and the same as PELTOWN REALTY named as grantee in that certain deed dated August 22, 2002 recorded in Instrument #20020027000408430 in the Probate Office of Shelby County, Alabama.

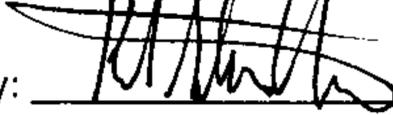
**THE ENTIRE PURCHASE PRICE recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said property, that it is free from all encumbrances, (unless otherwise noted above) that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 2<sup>nd</sup> day of December, 2017.

PELTOWN REALTY, LLP,  
an Alabama limited liability partnership

By:  (SEAL)

Kent Alan Upton

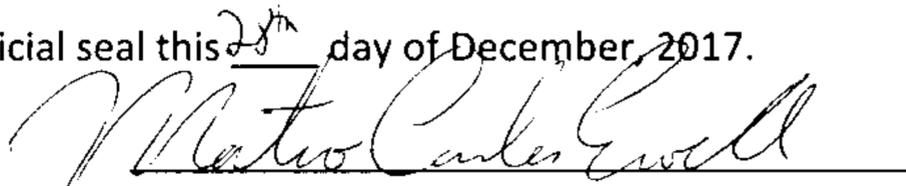
Its: Authorized Partner

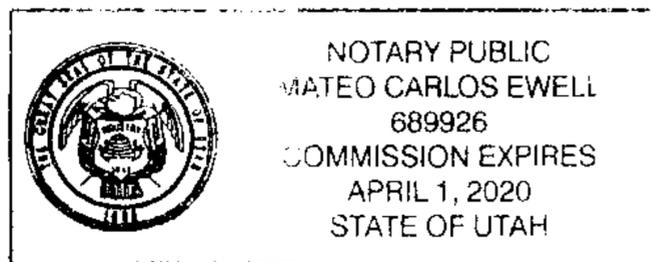
  
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STATE OF UTAH )  
 :  
Utah COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Kent Alan Upton, whose name as Authorized Partner of Peltown Realty, LLP, an Alabama limited liability partnership is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such authorized partner and with full authority executed the same voluntarily as and for the act of said limited liability partnership.

Given under my hand and official seal this 28<sup>th</sup> day of December, 2017.

  
NOTARY PUBLIC



  
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